

Warren Zoning Board
Minutes
June 20, 2012

The regular meeting of the Warren Zoning Board was called to order at 7:00pm by Chairman Michael Gerhardt. Also present: A Harrington, Vice Chairman, P. Attemann, S. Calenda, A. Ellis and M. Smiley.

I. PUBLIC HEARINGS

APPLICATION 12-10-Fat Belly's Irish Pub applicant, Oganess & Haznat Pagesian, owners, 632 Metacom Ave. - Plat 13 D Lots 194 & 446

Dimensional Variance - Section 32-115(b)
Continued from the May 16, 2012 meeting.

M. Gerhardt noted that the recently supplied application was identical to the original application. The architect of the applicant indicated a new configuration showing a reduction in the proposed signage would be presented. M. Gerhardt asked if the Board wished consider this new, revised proposal. The consensus of the Board was to allow consideration of newly revised proposal. Spencer M. Comb, architect of the applicant, indicated that the free standing sign would be removed and the various others of the originally proposed signs would be removed or made smaller. There was discussion of the size and make up of each proposed sign. There was no public comment on this application.

It was moved by S. Calenda to approve Application 12-10 as amended with the following findings of fact - that the signage will fit into this neighborhood; is consistent with the surrounding signage; will not cause any type of a hazard and will fit with the long term plans of the extensive project that's going on regarding the improvement of Metacom Ave. The following conditions were proposed for the revised proposal presented by Mr. Comb - sign #6 be reduced to 14 square feet, the circular logo signs be set with a diameter of 3'6" and that the square footage of all signs be recalculated according to the Warren sign ordinance and reported to the Building Official. Second by A. Ellis. All in favor.

APPLICATION 12-14 Sampson, Thomas & Susan, applicants, MMF Realty LLC, owner, 91 Main St .- Plat 1 Lot 4 & Plat 2 Lots 1, 2 & 19

Special Use Permit - Section 32-53 To operate a specialty retail business in excess of 1500 square feet in a portion of an existing building.

The applicant presented an outline of his proposed use of the space for his business, Yesterdays News, the retail selling of used furniture and other objects. He will occupy approximately 3750 square feet of space.

After hearing the testimony and public comment S. Calenda moved approval of Application 12-19 with the following findings of fact - the business as proposed will not cause any type of undue hardship in the neighborhood; will be conducive with the continuing plan of the American Tourister building; will also be consistent with the general character of the surrounding area and also conform with the use of the current building. A condition of the approval is that any signage conform to the sign ordinance. Seconded by A. Harrington. All in favor.

The applicant was advised to submit final drawings of the space to be utilized by B. Nash. The Board noted the need for an overall parking plan and signage plan for American Tourister and instructed the applicant to contact the American Tourister owner regarding these issues.

2. ADMINISTRATIVE MATTERS:

DISCUSSION OF VACANT POSITION OF SECRETARY - A. Harrington moved to name Rhonda Fortin the recording secretary for the Zoning Board until further action by the Board. Seconded by S. Calenda. All in favor.

DISCUSSION OF LIAISON WITH TOWN COUNCIL - Letter to be drafted to the Town Council for M. Gerhardt's signature, suggesting that a liaison to the ordinance redrafting process be appointed from the Zoning Board and that it be Andrew Ellis.

DISCUSSION OF SIGNAGE ORDINANCE PROVISIONS - S. Fererico noted that a paralegal from her office would review the tape and assemble notes on the Board's discussion.

NOTIFICATION- An Open Government Summit to be held at Roger Williams University 7/27/2012 from 9:00am - 12:30pm. S Federico suggested this will be a very informative year if any board members would like to attend.

CONSIDERATION of items for future agendas:

A. Ellis - Discussion regarding documentation which would signify members are from official board when doing inspections. M. Gerhardt noted that this issue came up last year. Sec 4-1 of the Town Code says inspection of property subject of subdivision or zoning application is covered. M Gerhardt requested a copy of Sec 4-1 be sent out in the next packet.

APPROVAL OF MINUTES - May 16, 2012 meeting. P Attemann moved approval of the minutes. Second by S. Calenda. All in favor.

Motion to Adjourn meeting at 8:30pm by S. Calenda. Second by P. Attemann. Adjourned.

Respectfully submitted

Rhonda Lee Fortin
Secretary